

**Peebles**  
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**Offers Over £190,000**

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**16 Horsbrugh Street, Innerleithen, EH44 6LF**





Semi-detached villa built in 1920, awaiting modernisation to unlock its full potential. With a spacious interior of 83m<sup>2</sup>, this property presents an exciting opportunity for those looking to create their dream living space while preserving its original character. The generous south-westerly garden is bathed in sunlight, perfect for outdoor enthusiasts and offering ample room for future extensions (subject to necessary consents), allowing you to tailor the property to your lifestyle. The property is well positioned for direct access to numerous world-class outdoor pursuits for which the area has become so well renowned. Early viewing is highly recommended.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect living room with feature fire place
- \* Kitchen
- \* Conservatory / Porch
- \* Shower room

### FIRST FLOOR

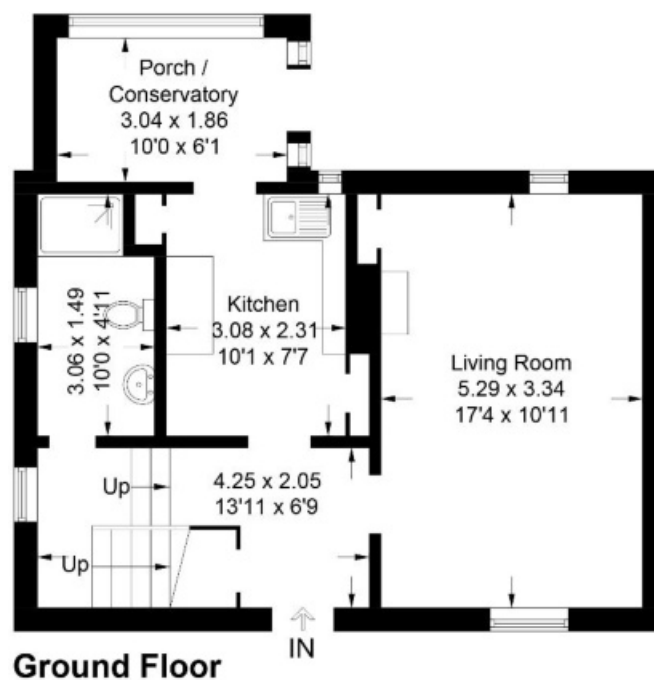
- \* Master bedroom with en-suite WC compartment
- \* Further spacious double bedroom

### ADDITIONAL INFORMATION

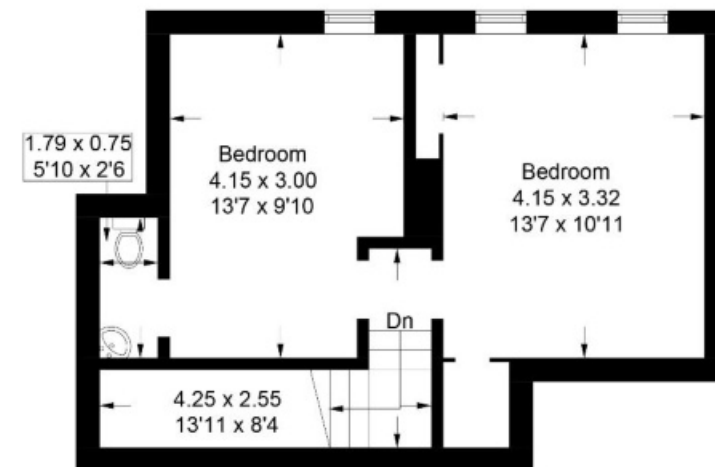
- \* Double glazing
- \* Gas central heating
- \* Large garden, enjoying a sunny, south westerly aspect to the rear

## 16 Horsbrugh Street, Innerleithen, EH44 6LF

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1140233)

### Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band D

### Council Tax

Band B

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Monday to Friday: 9.00am to 5.00pm  
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